

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 9, 2008**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**
REZONING

ZON-25069 - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.28 acres adjacent to the east side of 1st Street, between Hoover Avenue and Gass Avenue (APNs 139-34-410-021 through 025 and 139-34-310-028), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****2****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****6****City Council Meeting****1****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the 11-29-07 Planning Commission Meeting Item 35

Motion made by GARY REESE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for items 97-102.

MAYOR GOODMAN asked MARGO WHEELER, Director of Planning and Development Department, if she had called Nellis Air Force Base because the subject matter is going to have a bearing on the Airport Overlay aspect of this proposed project. It is important to sit down with Nellis Air Force Base to get an idea of what is expected of the City in order to continue the

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development of downtown. COLONEL BARTLEY had asked if the City would sit down with him and work out these areas. MS. WHEELER replied she had not.

COUNCILMAN REESE commented that other cities have big airports and questioned why this has become a problem all of a sudden. MAYOR GOODMAN replied that it became an issue when discussion took place as to whether or not residential will be permitted out in Apex, and it was determined by the County Commission that they were not going to allow it because of Nellis Air Force Base's objection. Nellis Air Force Base asked that in order to avoid issues in the future, they wanted to meet with City staff and find out what the City's desire is.

COUNCILMAN REESE stated that with a project as good as this, they will have to fight him, if Nellis Air Force Base steps in and tries to stop it. He does not want the developer to be intimidated and he will support this project.

DOUGLAS LIEN, 5520 South Fort Apache, appeared on behalf of the applicant and agreed with staff's recommendations and looks forward to being a good downtown community partner. They have been proactive with the Federal Aviation Administration (FAA). He verified that the second phase consists of 350 units per building with 15,000 square feet of retail. The square footage of the units will average between 750 to 850 square feet. The Vancouver market has a similar project under construction it that is what sells. The design is very critical and he is working with experienced architects who know how to design small spaces to be urban friendly.

TED RUSSELL, Las Vegas resident, appeared in support.

COUNCILMAN REESE appreciated the applicant working with him and looks forward to the groundbreaking.

COUNCILMAN REESE emphasized that no waivers are being requested and no conditions are being added. MAYOR GOODMAN verified with MICHAEL BOZAR, Vancouver, Canada, that once the permits are obtained they will start construction.

MAYOR GOODMAN declared the Public Hearing closed for Items 97-102.